



medical
dental
building

FOR LEASE

501 N Cornell Ave

1225 SF DENTAL SUITE

Fullerton, CA 92831

PRESENTED BY:

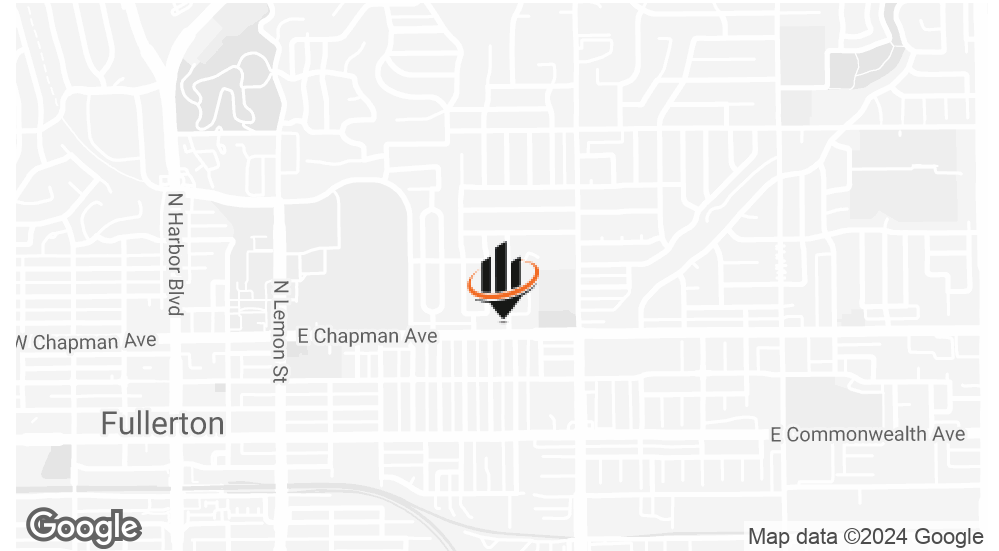
TRICIA MCCARROLL

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CalDRE #01840569

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.75 SF/month (NNN)
BUILDING SIZE:	8,369 SF
AVAILABLE SF:	1,225 SF

PROPERTY OVERVIEW

Opportunity to Lease a fully plumbed and recently renovated dental unit in a unique mid-century modern building with other successful medical tenants. Efficient layout that includes 3 plumbed opps (with the possibility of a 4th), ADA Restroom, & reception/waiting. Wall of windows overlook a garden setting and allows for natural light. Exposed brick walls, new flooring, fresh paint, and lighting create an eye-catching and memorable space.

PROPERTY HIGHLIGHTS

- Convenient and abundant patient parking
- Great natural light
- Major renovations to interior
- Efficient Layout

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ADDITIONAL PHOTOS



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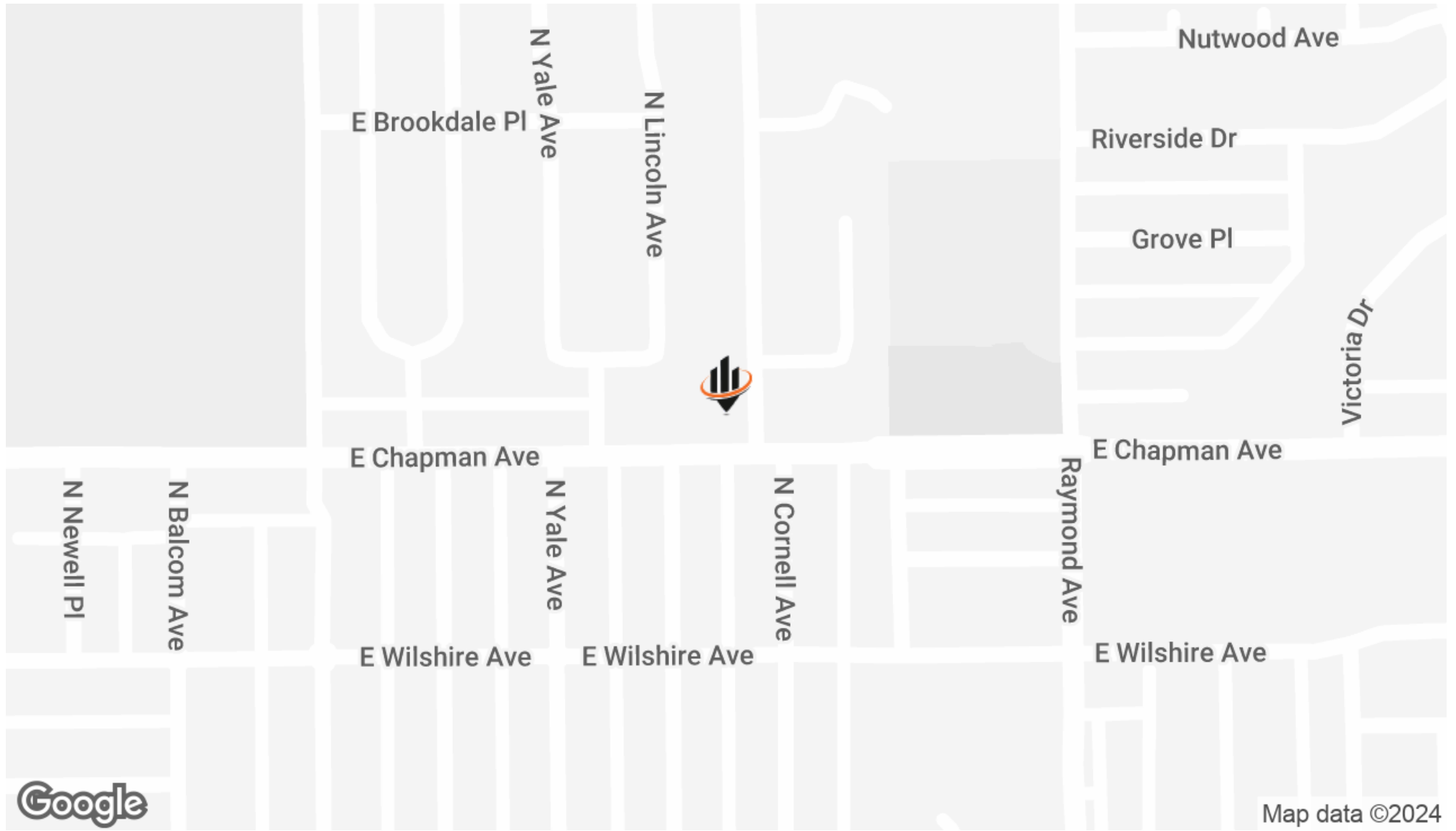
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SVN | VANGUARD 3

LOCATION MAP



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SVN | VANGUARD 4

DEMOGRAPHICS MAP & REPORT

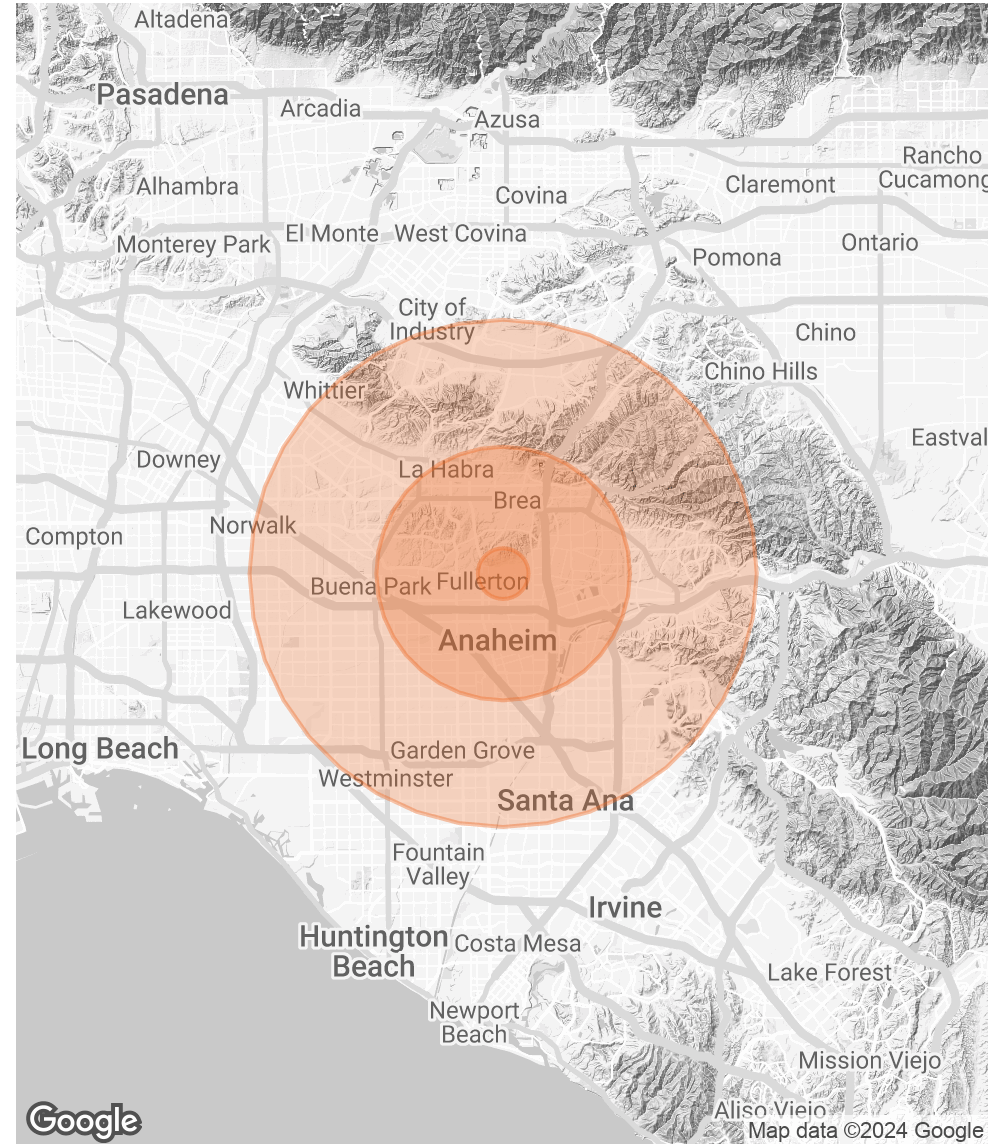
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	19,572	551,486	1,970,499
AVERAGE AGE	36.5	36.6	38.1
AVERAGE AGE (MALE)	35.8	36.1	37.1
AVERAGE AGE (FEMALE)	37.2	37.1	39.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,003	175,303	597,761
# OF PERSONS PER HH	2.8	3.1	3.3
AVERAGE HH INCOME	\$101,334	\$99,019	\$102,339
AVERAGE HOUSE VALUE	\$612,404	\$533,000	\$559,878

* Demographic data derived from 2020 ACS - US Census



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SVN | VANGUARD 5